

166.0

0005

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

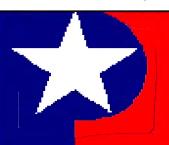
Total Card / Total Parcel
665,200 / 665,200

USE VALUE:

665,200 / 665,200

ASSESSED:

665,200 / 665,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		CLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIAKAROS JOHN S/TRUSTEE
Owner 2:	8 CLIFF ST TRUST
Owner 3:	

Street 1: 8 CLIFF ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NIAKAROS JOHN S -

Owner 2: -

Street 1: 8 CLIFF ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 11,349 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1933, having primarily Wood Shingle Exterior and 1132 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11349		Sq. Ft.	Site		0	70.	0.64	8			Topo	-5					505,715						505,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							11349.000		155,700		3,800		505,700		665,200							
Total Card							0.261		155,700		3,800		505,700		665,200		Entered Lot Size					
Total Parcel							0.261		155,700		3,800		505,700		665,200		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		587.63		/Parcel: 587.6				Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										166.0-0005-0002.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	155,700	3800	11,349.	505,700	665,200	665,200	Year End Roll	12/18/2019	
2019	101	FV	139,800	3800	11,349.	505,700	649,300	649,300	Year End Roll	1/3/2019	
2018	101	FV	161,600	3800	11,349.	447,900	613,300	613,300	Year End Roll	12/20/2017	
2017	101	FV	161,600	3800	11,349.	375,700	541,100	541,100	Year End Roll	1/3/2017	
2016	101	FV	161,600	3800	11,349.	375,700	541,100	541,100	Year End	1/4/2016	
2015	101	FV	160,900	3800	11,349.	325,100	489,800	489,800	Year End Roll	12/11/2014	
2014	101	FV	160,900	3800	11,349.	314,300	479,000	479,000	Year End Roll	12/16/2013	
2013	101	FV	160,900	3800	11,349.	299,100	463,800	463,800		12/13/2012	

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
NIAKAROS JOHN S	45559-126		7/6/2005	Convenience		1	No	No					
THOREN CARL III	44517-213		1/21/2005		453,500	No	No						
	20452-247		3/1/1990			99	No	No	A				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Measured	372	PATRIOT
6/28/2005	MLS	HC	Helen Chinal
3/16/2000	Inspected	276	PATRIOT
3/15/2000	Missed Appt.	263	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT
7/20/1993		AJS	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:	19 - Ranch	Full Bath:	2	Rating:	Average		
Sty Ht:	1 - 1 Story	A Bath:		Rating:			
(Liv) Units:	1 Total: 1	3/4 Bath:		Rating:			
Foundation:	1 - Concrete	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:		Rating:			
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:			
Sec Wall:	%	OthrFix:		Rating:			
Roof Struct:	1 - Gable	OTHER FEATURES					
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average		
Color:	BEIGE	A Kits:		Rating:			
View / Desir:		FrpL:	1	Rating:	Average		
GENERAL INFORMATION		WSFlue:		Rating:			
Grade:	C - Average	CONDOS INFORMATION					
Year Blt:	1933	Eff Yr Blt:		Location:			
Alt LUC:		Alt %:		Total Units:			
Jurisdic:		Fact:	.	Floor:			
Const Mod:		% Own:		Name:			
Lump Sum Adj:							
INTERIOR INFORMATION		DEPRECIATION					
Avg Ht/FL:	STD	Phys Cond:	FR - Fair	40.	%		
Prim Int Wall:	2 - Plaster	Functional:			%		
Sec Int Wall:	%	Economic:			%		
Partition:	T - Typical	Special:			%		
Prim Floors:	3 - Hardwood	Override:			%		
Sec Floors:	%	Total:	40.3		%		
		RES BREAKDOWN					
		Exterior:	No Unit	RMS	BRS	FL	
		Interior:	1	5	3		
		Additions:					
		Kitchen:					
		Baths:					
		Plumbing:					
		Electric:					
		Heating:					
		General:	Totals				
		General:	1	5	3		
SUB AREA							
SUB AREA DETAIL							

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	
% Heated:	100
	% AC:
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:

del:

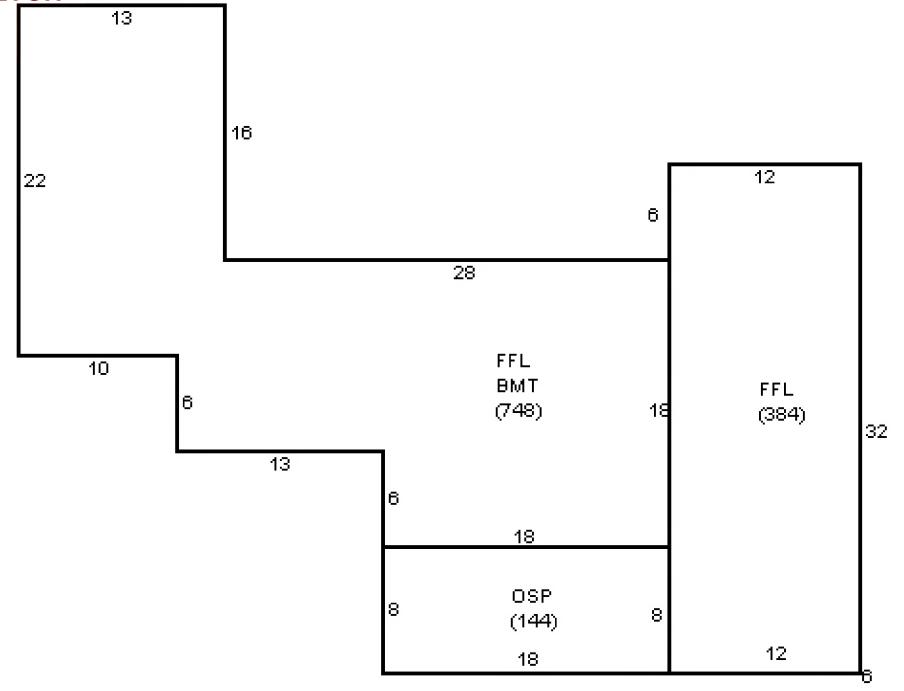
al #:

Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1933	19.13	T	50	101			3,800			3,800

SKETCH



SUB AREA

Sub Area		Sub Area Detail								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,132	128.240	145,164						
BMT	Basement	748	38.470	28,776						
OSP	Screen Porch	144	30.750	4,428						

SUB AREA DETAIL

Net Sketched Area:	2,024	Total:	178,368
Size Ad	1132	Gross Are	2024

IMAGE

